

Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Lot 302 (No.1) Empress Corner, Rockingham
Application Details:	Mixed Use Development (Two Office
	Tenancies and 51 Multiple Dwellings)
DAP Name:	Metro South-West JDAP
Applicant:	Design Management Group Australia
Owner:	Flinders Rockingham Pty Ltd
LG Reference:	DD020.2016.00000297.001
Responsible Authority:	City of Rockingham
Authorising Officer:	Mr Bob Jeans
Department of Planning File No:	DAP/16/01097
Report Date:	28/09/16
Application Receipt Date:	9 August 2016
Application Process Days:	60 Days
Attachment(s):	1. Site Survey
	2. Site Plan
	3. Overshadowing Plan
	4. Ground Floor Plan
	5. First Floor Plan
	6. Second Floor Plan
	7. Third Floor Plan
	8. Fourth Floor Plan
	9. Fifth Floor Plan
	10. Sixth Floor Plan
	11. Seventh Floor Plan
	12. Roof Plan
	13. Landscaping Plan
	14. South West + South East Elevations
	15. North West + North East Elevations
	16. Section AA + Section BB
	17. Streetscape Perspective

Officer Recommendation:

That the Metro South-West JDAP resolves to:

Approve DAP Application reference DAP16/01097 and accompanying plans

- Site Plan, Drawing No.A01.02 Rev B, dated 09.08.2016;
- Overshadowing Plan, Drawing No.A01.03 Rev B, dated 09.08.2016;
- Ground Floor Plan, Drawing No.A02.01 Rev D, dated 13.09.2016;
- First Floor Plan, Drawing No.A02.02 Rev B, dated 09.08.2016;
- Second Floor Plan, Drawing No.A02.03 Rev B, dated 09.08.2016;
- Third Floor Plan, Drawing No.A02.04 Rev B, dated 09.08.2016;
- Fourth Floor Plan, Drawing No.A02.05 Rev B, dated 09.08.2016;
- Fifth Floor Plan, Drawing No.A02.06 Rev B, dated 09.08.2016;
- Sixth Floor Plan, Drawing No.A02.07 Rev B, dated 09.08.2016;
- Seventh Floor Plan, Drawing No.A02.08 Rev B, dated 09.08.2016;
- Roof Plan, Drawing No.A02.09 Rev B, dated 09.08.2016;
- Landscape Plan, Drawing No.A02.10 Rev B, dated 09.08.2016;

- South West Elevation and South East Elevation, Drawing No.A03.01 Rev C, dated 13.09.2016;
- North East Elevation and North West Elevation, Drawing No.A03.02 Rev C, dated 13.09.2016;
- Streetscape Perspectives, Drawing No.A03.03 Rev B, dated 09.08.2016; and
- Section AA and Section BB, Drawing No.A04.01 Rev B, dated 09.08.2016

in accordance with Clause 68(2)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the proposed Mixed Use Development (Fifty-One Multiple Dwellings and Two Office Tenancies) at Lot 302 (No.1) Empress Corner, Rockingham, subject to the following conditions:

Conditions

- This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
- 2. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures shall be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
- 3. Prior to applying for a Building Permit, all stormwater generated by the development shall be designed to be contained of on-site and certified by a suitably qualified engineer. The design shall be implemented and maintained for the duration of the development.
- 4. Prior to applying for a Building Permit, a Landscaping Plan must be prepared and include the following detail, to the satisfaction of the City of Rockingham:
 - (i) The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) Any lawns to be established and areas to be mulched;
 - (iii) Any natural landscape areas to be retained;
 - (iv) Those areas to be reticulated or irrigated;
 - (v) The street setback area and all verge areas including landscaping, paving and reticulation; and
 - (vi) Vegetation to soften the ground floor blank facades fronting Lot 503 Kent Street and Lot 303 Empress Corner.

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham.

- 5. The street setback area between the proposed development and Empress Corner must be paved to the satisfaction of the City of Rockingham, and maintained for the duration of the development.
- 6. Arrangements being made to the satisfaction of the City of Rockingham for the payment of contributions towards the Administration and Community Infrastructure items pursuant to Clause 5.6.14 of the City of Rockingham Town Planning Scheme No.2, prior to works commencing.

7. The carpark must:

- (i) provide a minimum of 54 parking spaces;
- (ii) prior to applying for a Building Permit, be designed in accordance with User Class 1 for Offices and 1A for Multiple Dwellings of the Australian/New Zealand Standard AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking* unless otherwise specified by this approval;
- (iii) include one car parking space dedicated to people with disabilities designed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities, linked to the main entrance of the development by a continuous accessible path of travel designed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work;
- (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter;
- (v) have lighting installed, prior to the occupation of the development; and
- (vi) confine all illumination to the land in accordance with the requirements of Australian Standard AS 4282—1997, Control of the obtrusive effects of outdoor lighting, at all times.

The car park must comply with the above requirements for the duration of the development.

- 8. A cash contribution being provided for 16.85 car parking spaces in accordance with clause 4.15.2.1 of Town Planning Scheme No.2, with the calculation of the cash contribution being in accordance with clause 4.15.6.2 of Town Planning Scheme No.2, must be provided to the City, prior to applying for a Building Permit.
- 9. Six (6) short-term bicycle parking spaces must be provided for the development in the road reserve adjacent the proposed commercial tenancies. The parking spaces must be designed in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities, approved by the City of Rockingham prior to applying for a Building Permit, and constructed prior to occupancy of the development. The bicycle parking space must be retained and maintained in good condition at all times.

- 10. Two (2) secure hot-water showers, change room and clothing lockers must be provided for the development in accordance with the plans submitted. It must be designed in accordance with *Planning Policy 3.3.14 Bicycle Parking and End-of-Trip Facilities*, approved by the City prior to applying for a Building Permit, and constructed prior to occupancy of the development. The showers and change rooms and lockers must be retained and maintained in good condition at all times.
- 11. Clothes drying facilities (excluding electric clothes dryers) must be designed for each Multiple Dwelling, be screened from public view prior to applying for a Building Permit, and implemented as such for the duration of the development.
- 12. A Sign Strategy must be prepared and include the information required by *Planning Policy 3.3.1*, *Control of Advertisements*, to the satisfaction of the City, prior to applying for a Building Permit and implemented as such for the duration of the development.
- 13. In accordance with the requirements of *Planning Policy 3.2.5 Development Policy Plan Waterfront Village Sector*, entries and window frontages facing the street of ground floor tenancies must not be covered, closed or screened off (including by means of dark tinting, internal shelving, shutters, curtains, blinds or roller doors or similar), to ensure that a commercial, interactive frontage is available to the development from Flinders Lane and Empress Corner, at all times.
- 14. Public or customer access to the commercial tenancies must be from Flinders Lane or Empress Corner.
- 15. Above-ground meter boxes must not be located in a street setback area at any time.
- 16. All service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, being suitably located away from public views and/or screened, the details of which are to be provided to the City of Rockingham's satisfaction prior to applying for a Building Permit.
- 17. Materials, sea containers, goods or bins must not be stored within the carpark at any time.
- 18. A Final Acoustic Assessment must be prepared which demonstrates that the completed development complies with the *Environmental Protection (Noise)* Regulations 1997, and including the following information, to the satisfaction of the City, prior to the occupation of the development:
 - (i) noise sources compared with the assigned noise levels as stated in the *Environmental Protection (Noise) Regulations 1997*, when the noise is received at the nearest 'noise sensitive premises' and surrounding residential area;
 - (ii) tonality, modulation and impulsiveness; and
 - (iii) confirm the implementation of noise attenuation measures.

Any further works must be carried out in accordance with the Acoustic Report, and implemented as such for the duration of the development.

- 19. Prior to applying for a Building Permit, a Waste Management Plan must be prepared and include the following detail to the satisfaction of the City:
 - (i) the location of bin storage areas and bin collection areas;
 - (ii) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (iii) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - (iv) frequency of bin collections.

All works must be carried out in accordance with the Waste Management Plan, for the duration of development and maintained at all times.

- 20. It must be demonstrated to the City of Rockingham that the service vehicles required by the development can manoeuvre around the site (geometry and height). Plans demonstrating this access must be submitted to and be approved by the City of Rockingham prior to applying for a Building Permit.
- 21. The standard of finish to the wall(s) built up to boundaries must be to the satisfaction of the adjoining owner(s) or, in the case of a dispute, to the satisfaction of the City.

Advice Notes

- 1. With respect to the landscaping plan, the applicant and owner should liaise with the City's Land and Development Infrastructure Services to confirm requirements for landscaping plans.
- 2. All works in the road reserve, including construction of a crossover or footpath, installation of on-street carparking spaces, planting of street trees, bicycle parking devices, street furniture and other streetscape works and works to the road carriageway must be to the specifications of the City; the applicant should liaise with the City's Engineering Services in this regard.
- 3. The installation of security cameras linked to the City of Rockingham's security camera surveillance system should be considered, to provide surveillance of the proposed facility and public areas adjacent to the development.
- 4. The development (awnings) must comply with the *Street Verandahs Local Law* 2000 relating to encroachments into the road reserve. The applicant and owner should liaise with the City's Building Services in this regard.
- 5. A Sign Permit must be obtained for any advertising associated with the development, including signage painted on the building; the applicant should liaise with the City's Building Services in this regard.

- 6. Prior to applying for a Building Permit, approval for the pool must be granted from the Department of Health (WA).
- 7. The existing street tree in the road reserve must be retained at all times and protected from development works in accordance with AS4970- 2009 Protection of trees on development sites.

Background:

Lot 302 (No.1) Empress Corner, Rockingham
Central City Area
Primary Centre Waterfront Village
Multiple Dwellings & Offices
State Planning Policy 2.6 - State Coastal Planning Policy (SPP2.6) State Planning Policy 3.1 - Residential Design Codes (SPP3.1)
Activity Centre Structure Plan (Centre Plan) Planning Policy 3.2.5 - Development Policy Plan - Waterfront Village Sector (PP3.2.5) Planning Policy 3.3.14 - Bicycle Parking and End-of-Trip Facilities (PP3.3.14)
City of Rockingham Town Planning Scheme No.2
2,697m²
Sales Office & Development Estate Marketing Signage
\$15,000,000.00

On the 8th July 2015, the Metro South-West JDAP granted conditional Development Approval for a Mixed Use Development comprising of 90 residential apartments and 4 commercial tenancies on the subject site.

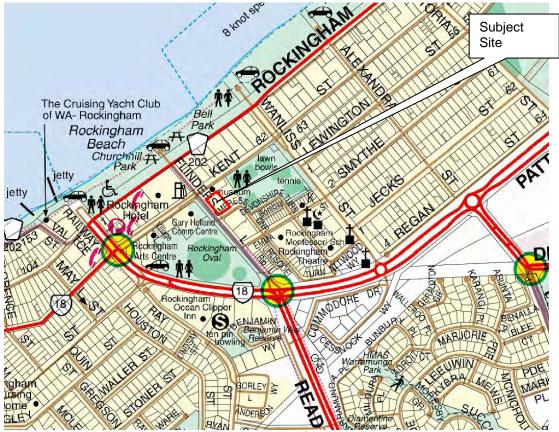


Figure 1 - Location Plan



Details: outline of development application

The applicant seeks Development Approval for an eight storey mixed use building fronting Empress Corner and Flinders Lane. Specifically, the development comprises the following:

- Fifty-one multiple dwellings, including:
 - Fourteen 3 bedroom x 2 bathroom;
 - Twenty-six 2 bedroom x 2 bathroom; and
 - Seven 1.5 bedroom x 1 bathroom; and
 - Four 1 bedroom x 1 bathroom.
- Two ground floor commercial tenancies including:
 - One 120m² Office tenancy fronting Flinders Lane; and
 - One 154m² Office tenancy fronting both Flinders Lane and Empress Corner;
- Swimming pool, lounge and barbeque area on the first floor podium level;
- 84 carparking spaces on the ground floor, including one bay for people with disability and 12 tandem formation bays, accessed from Empress Corner;
- Bicycle Parking; and
- Associated dwelling storage and bin store areas.



Figure 3 - Site Plan



Figure 4 - Overshadowing Plan

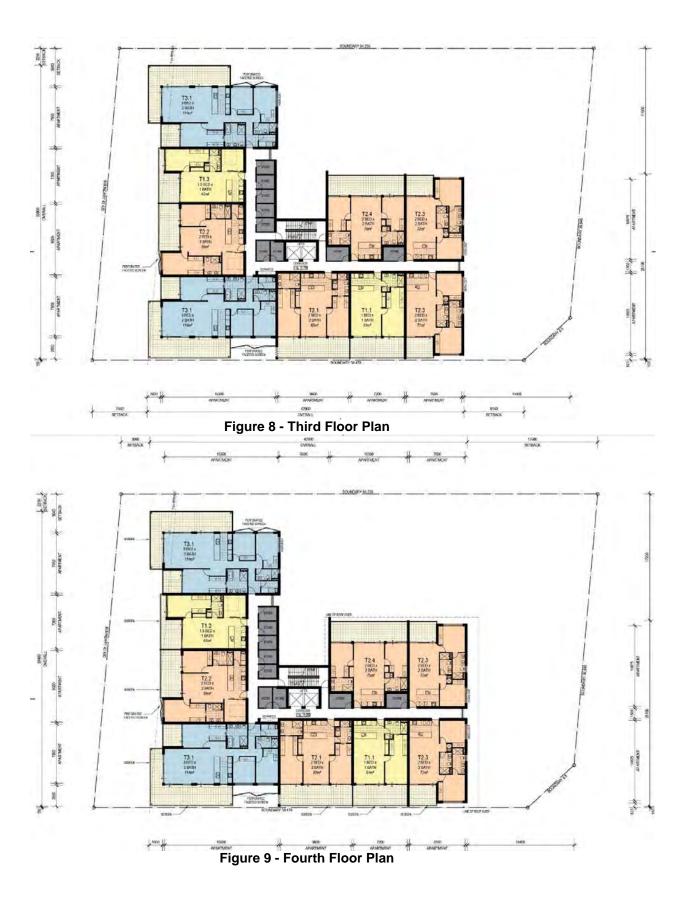




Figure 6 - First Floor Plan



Figure 7 - Second Floor Plan



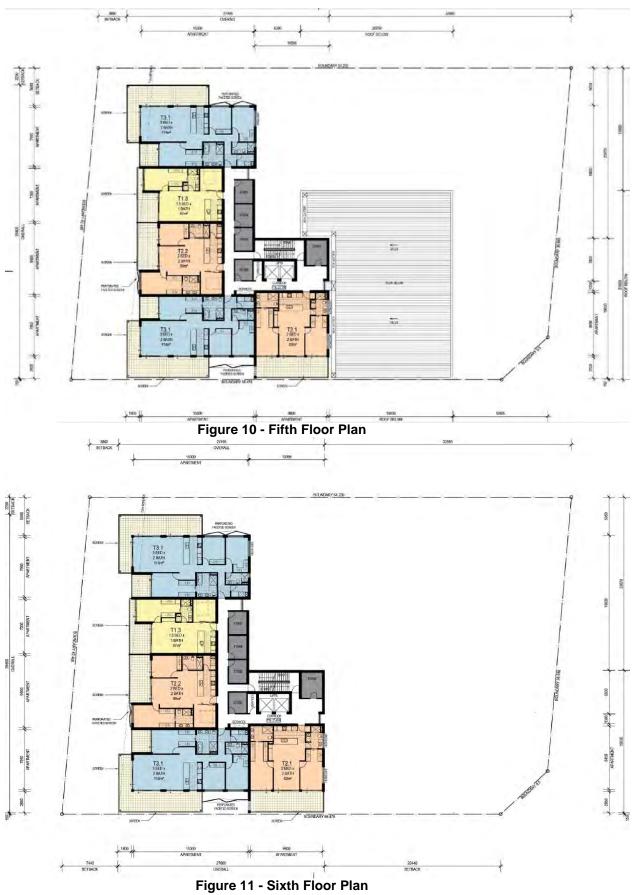








Figure 15 - South East Elevation



Figure 16 - North East Elevation



Figure 17 - North West Elevation



Figure 18 - Section AA

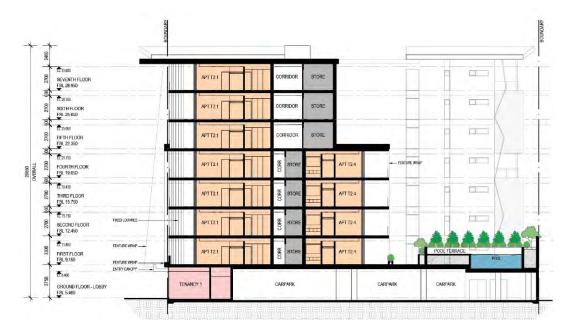


Figure 19 - Section BB



Figure 20 - Streetscape Perspective



Figure 21 - Streetscape Perspectvive

Legislation & policy:

Legislation

<u>Planning and Development (Local Planning Scheme) Regulations 2015 (The Regulations)</u>

Clause 67 of the Regulations provide the matters which the local government is to have due regard to in the assessment of development applications. Where relevant, these are discussed in the Planning Comments section of this report.

City of Rockingham Town Planning Scheme No. 2 (TPS2)

Clause 3.2 - Zoning Table

The subject site is zoned 'Primary Centre Waterfront Village' under TPS2. The proposed uses are interpreted as 'Multiple Dwelling' and 'Office', which are 'D' uses, which means that the use is not permitted unless the local government has exercised its discretion by granting Development Approval.

Clause 4.3.2 - Objectives of the Primary Centre

The subject site is located within the Primary Centre as defined by Clause 4.3.1 of TPS2, which forms part of the Rockingham Strategic Metropolitan Centre. The proposed development is considered to be consistent with the objectives of the Primary Centre as it provides urban scaled, inner city housing which allows people to live within walking distance of shops and social and community activities. It is also

considered to provide a high standard of amenity and urban design, planned around a fixed route public transport system.

Clause 4.3B - Primary Centre Waterfront Village Zone

Clause 4.3B provides the Objectives, Residential Design Code requirements and Minimum Residential Density requirements of the Primary Centre Waterfront Village as outlined below.

Clause 4.3B.1 - Objectives of the Zone

The proposed development is considered to be consistent with the objectives the Primary Centre Waterfront Village Zone as it provides contemporary residential accommodation, achieves appropriate land use and built for outcomes and provides high density housing within a walkable catchment of the central public transit system.

Clause 4.3B.2 - Residential Design Codes (R-Codes)

Clause 4.3B.2 outlines provisions relating to residential development in the Primary Centre Waterfront Village Zone as outlined below:-

- "(a) Where residential development is proposed the R-AC0 density code of Residential Design Codes is to apply.
- (b) In order to encourage residential development within the Primary Centre Waterfront Village Zone, consistent with the urban design objectives for individual Precincts set out in the Policy or other adopted Policies, the Council may exercise its discretion in respect to the Residential Design Codes provisions."

By virtue of Table No.4 of the R-Codes, the R-AC0 density code requires assessment against the development requirements of a local structure plan or local development plan. The applicable local development plan is *Planning Policy 3.2.5 - Development Policy Plan - Waterfront Village Sector* (PP3.2.5).

As assessment against the relevant provisions of the R-Codes not dealt with by PP3.2.5 is contained within the Policy section of this report, which it considered the proposed development is compliant with the requirements of the R-Codes.

Clause 4.3B.3 - Minimum Residential Density

A minimum density of 1 dwelling per 180m² of land area for all development for the purpose of grouped or multiple dwellings is required by Clause 4.3B.3 in the Primary Centre Waterfront Village Zone. Based on a site area of 2,697m², a minimum of 15 dwellings is required. The development provides a total of 51 dwellings. This meets the minimum density requirements.

Clause 4.15 - Carparking

Pursuant to clause 4.15.1.1, car parking is required to be provided in accordance with Table 4 of TPS2. The carparking requirement for Multiple Dwellings is as per the Residential Design Codes (R-Codes).

Clause 4.15.2.1 of TPS2 also requires, for development other than development for any of the purposes dealt with by the R-Codes, not less than 60% of the minimum number of carparking bays required by TPS2 be provided in the form of cash-in-lieu payment to the Council.

The visitor allocation as per the Residential Design Codes must also be provided in the form of cash-in-lieu payment to the Council. The number of parking spaces

provided on-site must also be reduced by the number of parking spaces provided through the cash-in-lieu contribution.

As assessment of the proposed carparking against the requirements of TPS2 is provided below:-

Use	Table No.4 Requirement	Bays Required	Cash-in-Lieu Requirement	Total Required On- Site
Multiple Dwellin	ngs			
Less than 110m² and/or 1 or 2 bedrooms (37 dwellings)	1*	37	nil	37
110m² and/or 3 or more bedrooms (14 dwellings)	1.25*	18	nil	18
Visitor Parking				
	0.25 per dwelling	13	12.75	0
Office				
120m² NLA	1 bay per 40m² NLA	3	1.79	1
154m² NLA	1 bay per 40m² NLA	4	2.31	2
Total Required			16.85	58
Total Provided	On-Site			84

^{*} Carparking requirements are based on Location A as per Clause C3.1 of the R- Codes (i.e. within 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot).

The applicant is required to provide a total of 58 bays on site and 16.85 bays in the form of cash-in-lieu payment to the Council.

The plans show a total of 84 bays, however, 12 spaces are in a tandem formation. The tandem bays are only considered suitable to service single dwellings, as using the bays for more than one dwelling or commercial land uses results in a lack of functionality and accessibility of the bays. Excluding the tandem bays, which are only to be used for single dwellings, 72 bays are available on site, and therefore the amount of carparking available on site meets the requirements for the development regardless of the proposed tandem bays.

State Government Policies

State Planning Policy 2.6 - State Coastal Planning Policy (SPP2.6)

SPP2.6 provides guidance for development decision making within the coastal zone (areas within 300m of the horizontal shoreline datum), including managing

development and land use change and protecting and conserving coastal values. The objectives of SPP2.6 are to:-

- "ensure that the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;
- ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities:
- provide for public coastal foreshore reserves and access to them on the coast;
 and
- protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance."

The following is an assessment against the relevant policy measures of SPP2.6:-

Policy Measure	Comment	Compliance
Development and Settlement		
Encourage urban development to be concentrated in and around existing settlements, particularly those with established infrastructure and services. Continuous linear urban development along the coast should be discouraged or, where it has occurred, carefully controlled. Proposed major urban development outside existing settlements will only be supported where a genuine community need has been demonstrated and the environmental capability has been properly assessed.	The proposed development is consistent with the Centre Plan for the Rockingham Strategic Metropolitan Centre, which is the overarching strategic document pertaining to the proposal. This is further discussed in the Local Policies section of this report.	Yes
Ensure that when selecting a development location, regard is given to infrastructure capacity and where possible, existing infrastructure be upgraded and improved.		
Ensure that use of the coast, including the marine environment, for recreation, conservation, tourism, commerce, industry, housing, ocean access and other appropriate activities, is sustainable and located in suitable areas.		
Avoid significant and permanent negative impacts on the environment, either on or off site.		
Water Resources and Management		

Policy Measure	Comment	Compliance
Development on or near the coast should maintain or restore pre-existing or desirable environmental flows and hydrological cycles within foreshore reserves. Development on or near the coast should not discharge any waste or stormwater that could significantly degrade the coastal environment, including the coastal foreshore reserve, coastal waters and marine ecosystems.	A condition of approval is recommended requiring all stormwater being contained on-site.	Yes
Building Height Limits		
The provisions of this part of the policy apply to all development within 300 metres of the horizontal shoreline datum, but do not apply to industrial or resource development, transport, telecommunications and engineering infrastructure, and Port Works and Facilities (as defined by the <i>Port Authorities Act 1999</i>).	The subject site is located approximately 245m from the shoreline, and therefore the provisions of SPP2.6 are applicable.	Noted
Maximum height limits should be specified as part of controls outlined in a local planning scheme and/or structure plan, in order to achieve outcomes which respond to the desired character, built form and amenity of the locality.	Maximum height limits are specified in Planning Policy 3.2.5 - Development Policy Plan - Waterfront Village Sector (PP3.2.5). The total height of the building is 34.15m/8 storeys. PP3.2.5 permits a maximum height of 30m/8 storeys. The overall height of the building excluding the wall concealing the lift shaft on the roof is 26.85m, which complies with PP3.2.5. The minor variation in height to a small portion of the building is not considered to add to building bulk and is therefore considered acceptable. This has been further discussed in the Local Policies section of this report.	Partial. The proposed development complies with the maximum storeys, but does not comply with the maximum total height due to the lift shaft on the roof of the building.

The proposed development complies with the requirements of SPP2.6

State Planning Policy 3.1 - Residential Design Codes (R-Codes)

The following is an assessment of the proposed development against the requirements of the R-Codes not dealt by *Development Planning Policy 3.2.5 - Waterfront Village Sector*.

Requ	ired (Deemed-to Comply Provision)	Provided	Compliance
6.1.3	Street Setback		
C3.2	Balconies located entirely within the property boundary.	All balconies are located entirely within the property boundary.	Yes
6.2.2	Street Walls & Fences		
C2	Front fences within the primary street setback area that are visually permeable to 1.2m above natural ground level.	A 3.75m high wall is proposed on the south western boundary adjacent Flinders Lane, which will be clad in timber look cladding. The wall is for the balance of the frontage with no portion of building, and will be used to screen the carparking area. The cladding proposed on the wall is considered to enhance the streetscape by screening the carparking area.	Yes - the proposed development achieves the Design Principles of the R-Codes.
6.2.3	Sight Lines	, J	
C3	Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer to Figure Series 9).	Walls are located adjacent the accessway to the carparking area with no truncation provided. The wall is considered to meet the Design Principles of the R-Codes as there is adequate space in the crossover area to allow for unobstructed sight lines to ensure	Yes - the proposed development achieves the Design Principles of the R-Codes.

Requ	ired (Deemed	l-to Comply	Provision))	Provided	Compliance	
					safety and visibility for vehicles accessing and egressing the development.		
6.3.1	Outdoor Livi	ng Areas					
C1	least one balcony or equivalent accessed directly from a habitable room with a minimum area of 10m ² and a minimum dimension of 2.4m.				Balconies of between 12m² and 40m² which meet the minimum dimensions have been provided.	Yes	
6.3.3	6.3.3 Parking						
C3.1	C3.1 The following minimum number of on- site car parking spaces is provided per dwelling:				14 dwellings greater than 110m ² and 37 dwellings less than 110m ² are provided.	Yes	
	Type and Plot Ratio	Car Parkii Spaces	ng		The site is in		
	of Dwelling	Location A	Location B		Location A. See carparking assessment in the		
	Less than 110m ² and/or 1 or 2 bedrooms	1	1.25		Legislation section of this report, where it is demonstrated that sufficient car parking has been		
	110m² or greater and/or 3 or more bedrooms	1.25	1.5	provided.	provided.	provided.	
	Visitor car parking spaces (per dwelling)	0.25	0.25				
A = within: 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot.				ed ne in a e, m			

Requ	ired (Deemed-to Comply Provision)	Provided	Compliance
	B = not within the distances outlined in A above.		
C3.2	In addition to the above, one bicycle space to each three dwellings for residents; and one bicycle space to each ten dwellings for visitors, designed in accordance with AS2890.3 (as amended).	As assessment of the Bicycle Parking Requirements is contained within the Local Policies section of this report.	Yes
6.3.4	Design of Car Parking Spaces		
C4.1	Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).	The dimension of carparking bays comply with AS2890.1.	Yes.
6.3.5	Vehicular Access		
e av	Access to on-site car parking spaces to be provided: here available from a right-of-way vailable for the lawful use to access the elevant lot and which is adequately aved and drained from the property bundary to a constructed street; om a secondary street where a right-of-ay does not exist, or om the primary street frontage where a secondary street or right-of-way kists.	Access is provided via Empress Corner, which is considered to be the lower order street.	Yes
• th al st	Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: e driveway serves five or more wellings; e distance from a car space to street ignment is 15m or more; or the public reet to which it connects is designated a primary distributor, district stributor or integrated arterial road.	Access has been designed for two way vehicle movements.	Yes.
C5.4	Driveways to be adequately paved and drained.	Access will be adequately paved and drained.	Yes
6.3.6	Site Works		
C6.1	Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except	Between 0.1m and 0.4m of excavation is required.	Yes

where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling. Required (Deemed-to Comptly Provision) C6.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements. The total height of the building is 8 storeys, which is compliant with PP3.2.5. The amount of filling proposed is minimal and is required to create a level site. C6.3 Subject to clause 6.3.6 C6.2, all excavation or filling behind a street setback line and within 1m of a lot boundary shall not be more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in a local planning policy or local development plan. C8. All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. C9. All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. C9. At Visual Privacy C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are: Setbacks of fine site of the building. A minimum set back of 6m is setback	pedestrian or vehicle access, drainage works or natural light for a dwelling. Required (Deemed-to Comply Provision) C6.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements. C6.3 Subject to clause 6.3.6 C6.2, all excavation or filling behind a street setback line and within 1m of a lot boundary shall not be more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in a local planning policy or local development plan. C8 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. C9.4.1 Visual Privacy C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and	The total height of the building is 8 storeys, which is compliant with PP3.2.5. The amount of filling proposed is minimal and is required to create a level site.	Yes
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behind a street setback line limited by compliance with building height limits and building setback requirements. I be bind a street setback line limited by compliance with building height limits and building setback requirements. I be storeys, which is compliant with PP3.2.5. The amount of filling proposed is minimal and is required to create a level site. C6.3 Subject to clause 6.3.6 C6.2, all excavation or filling behind a street setback line and within 1m of a lot boundary shall not be more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in a local planning policy or local development plan. C8 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are: between 3.8m and 7.4m have been provided to balconies on the northern side of the building. A minimum with proposed the setback line are:	behind a street setback line limited by compliance with building height limits and building setback requirements. C6.3 Subject to clause 6.3.6 C6.2, all excavation or filling behind a street setback line and within 1m of a lot boundary shall not be more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in a local planning policy or local development plan. 6.3.8 Stormwater Management C8 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. 6.4.1 Visual Privacy C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and	the building is 8 storeys, which is compliant with PP3.2.5. The amount of filling proposed is minimal and is required to create a level site.	
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C8 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are: A condition of approval is recommended requiring all stormwater to be contained and disposed of on site. Setbacks of between 3.8m and 7.4m have been provided to balconies on the northern side of the balconies on the northern side of the setback line are:	C8 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. 6.4.1 Visual Privacy C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and		
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outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are: between 3.8m and 7.4m have been provided to balconies on the northern side of the building. A minimum the R-Codes.	outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and		
within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10): required. This variation is considered acceptable as it overlooks a vacant area of land to the	residential property behind its street setback line are: i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10):	between 3.8m and 7.4m have been	proposed development achieves the Design Principles of
Types of Location rear of the	Types of Location Setback Setback	northern side of the building. A minimum setback of 6m is required. This variation is considered acceptable as it overlooks a vacant	

Requi	red (Deemed-to	Comply P	Provision)	Provided	Compliance
	rooms/active habitable spaces	for areas coded R50 or lower	for areas coded higher than R50	Museum, and therefore does not cause overlooking of active habitable spaces or outdoor living areas of	
	Major openings to bedrooms and studies	4.5m	3m	adjacent dwellings. A setback of 2.29m has been provided	
	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	to balconies on the eastern side of the building, in lieu of the 6m required. This variation is considered acceptable as only overlooking of an	
	Unenclosed outdoor active habitable spaces	7.5m	6m	adjacent public carpark occurs, which is identified to remain as such in PP3.2.5.	
or; ii. are provided with permanent screening to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.					
	C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property. Note: i. Where the subject site and an affected adjoining site are subject to a different R-Codes, the setback distance is determined by reference to the lower density code. ii. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10.		N/A, see Clause C1.1 above.	N/A	

Requ	uired (Deemed-to Comply Provision)	Provided	Compliance
	 iii. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like. iv. These provisions apply to adjoining sites only where that land is zoned to allow for residential development. 		
6.4.2	Solar Access for Adjoining Sites		
	Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 6.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer to Figure 11b). This context site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.	The subject site shares its southern boundary with a road reserve.	N/A
6.4.3	Dwelling Size		
C3.1	Development that contains more than 12 dwellings are to provide diversity in unit types and sizes as follows: minimum 20 per cent 1 bedroom dwellings, up to a maximum of 50 per cent of the development; and minimum of 40 per cent 2 bedroom dwellings; and	The following has been provided: Fourteen 3 bedroom x 2 bathroom (27.4%); Twenty-six 2 bedroom x 2 bathroom (50.9%); and Seven 1.5 bedroom x 1 bathroom (13.7%); and	Yes - the proposed development achieves the Design Principles of the R-Codes.
		Four 1 bedroom x 1 bathroom (7.8%). The minimum amount of 2 bedroom dwellings has been met however; the minimum of 1 bedroom dwellings has not been met.	

Dear	rived (Deemed to Comply Ducyleion)	Dravided	Compliance
C3.2	The development does not contain	Provided The proposal is considered to meet the Design Principles in that the development provides diversity in dwellings to ensure a range of types and sizes is provided and is therefore compliant. Dwelling sizes range	Yes
	any dwellings smaller than 40m² plot ratio area.	from 61m ² to 114m ² .	
6.4.5	External Fixtures		
C5.1	Solar collectors installed on the roof or other parts of buildings.	No solar collectors are proposed.	N/A
C5.2	Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.	No television aerials or external water down pipes are proposed to be visible from the street.	Yes
C5.3	Other external fixtures provided they are: i. not visible from the primary street; ii. are designed to integrate with the building; or iii. are located so as not to be visually obtrusive	No external fixtures are proposed to be visible from the street.	Yes
C5.4	Antennae, satellite dishes and the like not visible from the street.	Fixtures are required to be screened from view of the street.	Noted
6.4.6	Utilities and Facilities		
C6.1	An enclosed, lockable storage area, constructed in a design and material matching the building/dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m and an internal area of at least 4m² shall be provided for each multiple dwelling.	A total of 51 storage areas have been provided which meet the minimum dimension requirements.	Yes
C6.2	Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of	Residential and commercial bin storage areas have	Yes

Required (Deemed-to Comply Provision)		Provided	Compliance
	a communal pick-up area or areas which are: i. conveniently located for rubbish and recycling pick-up; ii. accessible to residents; iii. adequate in area to store all rubbish bins; and iv. fully screened from view from the primary or secondary street.	been proposed on the ground floor level, adjacent Empress Corner. The bin store areas are in an enclosed area and are screened from Empress Corner.	
C6.3	Clothes-drying areas screened from view from the primary or secondary street.	No clothes-drying facilities are shown on the plans. A condition of approval is recommended requiring all clothes-drying facilities to be screened from view of the street.	Noted

Local Policies

Rockingham Strategic Metropolitan Centre Plan (Centre Plan)

Under 'Statement of Planning Policy 4.2 - Activity Centres for Perth and Peel' (August 2010), the WAPC requires the City of Rockingham to prepare and maintain an endorsed Activity Centre Structure Plan (Centre Plan) to guide the development of public and private property within the Rockingham Strategic Metropolitan Centre.

An overall Concept Plan was development in conjunction with this plan, which sets out generalised land uses, with the local public transit system (i.e. the Rockingham City Centre Transit System) the focus of an intensified corridor of mixed-use development between the City Centre, education campuses and the beachfront.

The Concept Plan envisages the:

- ongoing development of commercial and retail land in the core of the City Centre;
- development of two new Smart Villages (north and south of Dixon Road);
- creation of a 'main street' mixed use activity corridor along the route of the transit system; and
- intensification of residential development (densities and built form) along the coastal route of the transit system.

The Centre Plan area is divided into 11 Sectors, with the subject site located within the 'Waterfront Village' Sector. An assessment of the proposal against Planning Policy 3.2.5 - Development Policy - Waterfront Village Sector, is contained below where it is considered the proposed development is compliant.

<u>Planning Policy 3.2.5 - Development Policy Plan - Waterfront Village Sector</u> (PP3.2.5)

The purpose of PP3.2.5 is to establish the desired character, preferred uses and requirement elements of development within the zone. The subject site is located within the 'Village Green' Precinct of PP3.2.5.

Indicative Development Plan

An Indicative Development Plan (IDP) has been prepared for the Waterfront Village Sector, which illustrates a more detailed interpretation of the Centre Plan (see Figure 20). The IDP identifies residential apartments over public carpark. The subject site is on a separate title to the adjacent public carpark. The proposal is consistent with the IDP.

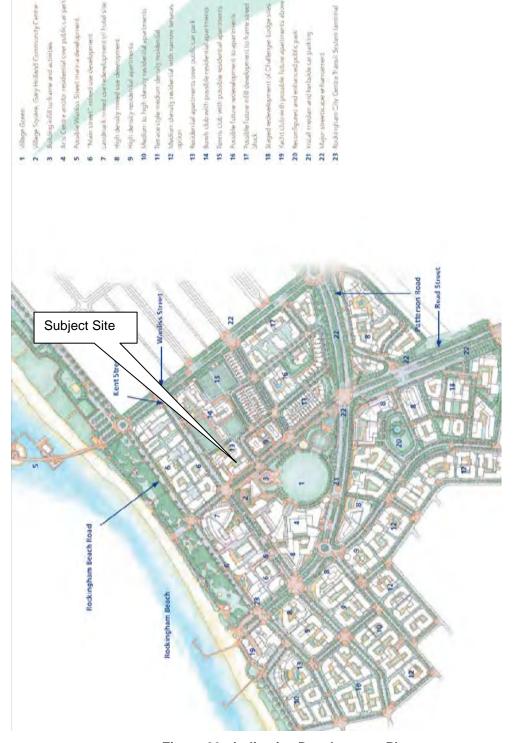


Figure 23 - Indicative Development Plan

Residential Density

PP3.2.5 provides a Residential Density Overlay (Figure 24) which is intended to manage the density of development in accordance with the planning principles and adopted Transit Orientated Development model of the Centre Plan.

The subject site has a preferred residential density of 100-200 dwellings per hectare. The proposed development provides the equivalent of 189 dwellings per hectare, which is consistent with the preferred density range.



Figure 24 - Residential Density Overlay

Building Height

PP3.2.5 provides a Building Height Overlay (BHO) to the IDP (Figure 25), which permits building heights generally increasing in height in proximity to transit routes and activity generators.

Its intent is to ensure the building height provisions of the planning policy are generally consistent with the transit orientated development height provisions of the public advertised and Council and WAPC adopted Centre Plan.

The building heights of the BHO balance the sustainability advantages of high density mixed use development with the orderly and proper planning of the height and massing of buildings.

The subject site has a maximum building height of 30m/8 storeys. The total height of the building is 34.15m/8 storeys. PP3.2.5 permits a maximum height of 30m/8 storeys.

The overall height of the building excluding the wall concealing the lift shaft on the roof is 26.85m, which complies with PP3.2.5. The minor variation in height to a small portion of the building is not considered to add to building bulk and is therefore considered acceptable.

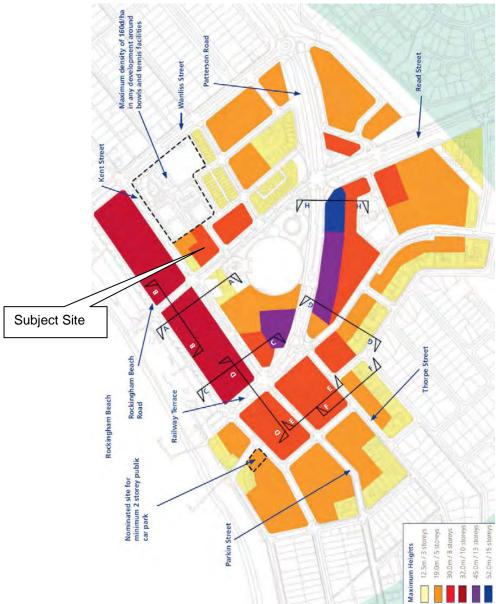


Figure 25 - Building Height Overlay

Frontage Types

PP3.2.5 provides a Frontage Type Overlay (Figure 26) has been formulated in accordance with consolidated 'Main Street' development principles that require buildings to frame, address and activate an interconnected hierarchical street network.

The proposed development requires Type 2 Frontage Type to Flinders Land and Type 3 Frontage to Empress Corner. The requirements of the frontage types are as follows:-

Type 2:

A medium level of frontage activation with secondary retail, customer oriented offices, small scale commercial tenancies and residential lobbies at ground level and a 2 to 3 storey façade positioned at the streetfront boundary. At the ground level, buildings should address the street with a primary business entrance and a commercial façade that is transparent over at least 60% of the area of the facade.

Type 3:

A moderate level of frontage activation with a mix of small scale commercial tenancies and residential apartments at ground level and a 2 to 3 storey façade positioned behind a 2 metre, green landscaped setback. At the ground level, the facades of mixed use buildings would address the street with a commercial shopfront, primary business entrance and/or residential entry lobby that is transparent over at least 60% of the area of the facade. The ground level of Village residential units would address the street with a façade that is transparent over at least 30% of its area.

The proposed development provides a nil setback and activation to the street via office tenancies to both Flinders Lane and Empress Corner.

The proposed development fronting Flinders Lane provides a façade that is transparent for 52.3% of the ground floor area of the façade, which does not achieve the required minimum of 60%. The proposed development fronting Empress Corner provides 42.3% transparency of the ground floor façade area, which does not achieve the 60% requirement.

These variations are considered acceptable given the entirety of the ground floor commercial tenancies have a transparent façade. The variations are incurred as a result of screening to the carparking area facing Flinders Lane and the require fire pump room to Empress Corner.

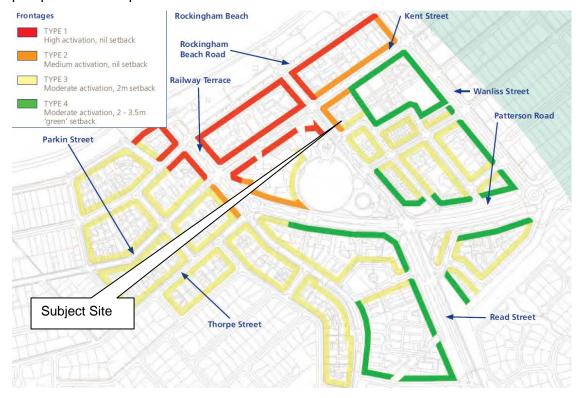


Figure 26 - Frontage Type Overlay

Precincts

The Waterfront Village Sector Precinct Boundaries Plan divides the Waterfront Village Sector into seven precincts, which provide a more detailed explanation of the desired future character, preferred uses and required elements of development which each of the Precincts. The subject site is located within the Village Green Precinct. The following is an assessment against the provisions of PP3.2.5 for the Village Green Precinct:-

Policy Requirements	Planning Comments	Compliance		
Desired Future Character				
The transformation of properties along the eastern side of Flinders Lane will continue with high density residential apartments being developed on sites close to the Village Square.	The proposed development provides high density residential apartments.	Yes		
The remaining wedge of property between the car park site and the corner of Patterson Road and Kent Street warrants redevelopment to a higher density that is commensurate with its strategic proximity to the main attractions of the Waterfront Village.	The subject site is currently vacant, and the proposal is to develop the subject site to a high density which is compliant with the desired future character of the site.	Yes		
Preferred Uses				
The preferred uses within the Village Green Precinct are as follows:- • retail • arts and entertainment • eating and drinking places • short-stay accommodation • offices and commercial • recreation • multiple dwellings/residential • civic and community • leisure	The proposed development provides a mix of residential multiple dwellings and office space.	Yes		
Required Elements				
The Precinct is to be developed as a quality, mixed use area, framed by generally contiguous, streetfront buildings which address the street with a mix of tenancies in a manner consistent with contemporary 'Main Street' principles.	The proposed development provides a mix of residential multiple dwellings and two contiguous ground floor office tenancies. The development is considered to be consistent with Main Street principles	Yes		
Buildings are to be located, configured and activated to frame and address street frontages, laneways and other public spaces in a way that is generally consistent	The proposed development provides a nil setback and activation to the street via office tenancies to both Flinders Lane and Empress	Partial		

Policy Requirements	Planning Comments	Compliance
with the Precinct Concept Plan and relevant 'Frontage Types' as indicated in Section 3.7.	Corner. The proposed development fronting Flinders Lane provides a façade that is transparent for 52.3% of the ground floor area of the façade, which does not achieve the required minimum of 60%. The proposed development fronting Empress Corner provides 42.3% transparency of the ground floor façade area, which does not achieve the 60% requirement.	
	These variations are considered acceptable given the entirety of the ground floor commercial tenancies have a transparent façade. The variations are incurred as a result of screening to the carparking area facing Flinders Lane and the require fire pump room to Empress Corner.	
Building frontages are to be activated in all cases and the preferred ground floor uses along Kent Street are retail or commercial.	The proposed development provides an activated streetfront to Flinders Lane and Empress corner by virtue of office tenancies at ground level and access driveways.	Yes
Consistent with Figure 3.2 'Residential Density', residential development within the Precinct is to be developed to accommodate a balanced mix of dwelling sizes at preferred densities ranging from 100 to 200 dwellings per hectare, with a minimum density of 80 dwellings per hectare in any development which includes a residential component.	The proposed development provides a mix of dwelling sizes and achieves a density of 189 dwellings per hectare, which meets than the preferred residential density.	Yes.
Building height, upper level setbacks, side setbacks etc are to be determined by reference to Sections 3.4 - 3.7 and 4.2.5, Figures 3.3, 3.3.1 and 3.3.3 and are to present a minimum 2 storey (6.0m) or equivalent parapet height to the street or relevant public space. The	The proposed development achieves a 2 storey parapet height to the street. Overshadowing will occur to the road reserve only.	Yes

Policy Requirements	Planning Comments	Compliance
scale and massing of buildings are to be designed to minimise overshadowing of adjoining residential properties and public spaces.		
Notwithstanding the constraints imposed by the high water table, ground floor levels should match the adjacent level of public footpath wherever a medium to high level of frontage activation is indicated on the 'Frontage Types' plan in Section 3.7. In other situations, ground floor levels should not exceed 1.0m in height above the level of the adjacent public footpath.	The ground floor level matches the adjacent site levels. There is currently no footpath adjacent the Empress Corner frontage. A condition of approval is recommended requiring the verge area adjacent Empress Corner to be paved.	Yes
Car parking is to be provided in accordance with Clauses 4.15, 4.16 and Table 4 of Town Planning Scheme No.2, refer to Appendix 1.	Carparking has been provided in accordance with TPS2.	Yes
Car parking is not permitted between the road reserve boundary and building frontages.	All carparking is located behind building frontages.	Yes
Off-street car parking is to be located behind, under or over ground floor, streetfront buildings or alternatively, no closer than 20 metres to the streetfront boundary in the case of land identified in the IDP for future building development.	All carparking is located behind building frontages.	Yes
To complement the City's townscape objectives for the Waterfront Village, the massing, articulation and facade treatments of all development will be required to adhere to a quality, urban waterfront aesthetic. The basic building finishes should favour materials which complement the colours and textures of the Rockingham coastal landscape to the satisfaction of the City.	The articulation and façade treatments of the proposed development are considered consistent with a quality, urban waterfront aesthetic and are considered to complement existing apartment developments within the precinct.	Yes
Corrugated steel (whether painted or not) or similar wall cladding, face brickwork, reflective glass and curtain-walling will not be permitted.	No corrugated steel, face brickwork or reflective glass and curtain-walling are proposed.	Yes
The frontage of any building is to incorporate and maintain the required area of transparent facade	The proposed development fronting Flinders Lane provides a façade that is	Partial

Policy Requirements	Planning Comments	Compliance
with suitably glazed shopfronts, windows and doors, consistent with the applicable 'Frontage Types' set down in Section 3.7.	transparent for 52.3% of the ground floor area of the façade, which does not achieve the required minimum of 60%. The proposed development fronting Empress Corner provides 42.3% transparency of the ground floor façade area, which does not achieve the 60% requirement.	
	These variations are considered acceptable given the entirety of the ground floor commercial tenancies have a transparent façade. The variations are incurred as a result of screening to the carparking area facing Flinders Lane and the require fire pump room to Empress Corner.	
Variety and high design standards will be encouraged in the fit-out, awning treatments, signage and private street furniture attached to individual premises. Where appropriate, the City will encourage businesses to use the widened and upgraded public footpaths for streetside dining, subject to private street furniture meeting design and quality standards acceptable to the City.	No streetside dining or private street furniture is proposed. A signage strategy is recommended should the proposed development be approved.	N/A
Any subdivision application is to be prepared in conjunction with an Integrated Development Guide Plan (IDGP), to be prepared by or on behalf of the land owner. The IDGP should illustrate three dimensional building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, indicative car parking layouts and any rights of way or access easements required. In general, a rectilinear subdivision pattern will be preferred with a minimum lot size of 2,200m2 to allow for a simple and cohesive layout.	No subdivision is proposed.	N/A

Policy Requirements	Planning Comments	Compliance
In lieu of the normal landscaping requirements of the Scheme, developers may be required to contribute to the cost of streetscape and/or landscape works within the public domain in the general vicinity of their development site.	A Landscaping Plan is required to be submitted and approved by the City for works in the street verges.	Noted
Building Height Development Contr	ols	
Building Height:-		
Street front:- Minimum 6.0m or 2 storeys, maximum 12.5m or 3 storeys within 3.5m street setback, maximum 19.0m between 3.5m and 6.0m street setback.	The total height of the building is 34.15m/8 storeys with a 0.5m setback to the street front above 3.7m to 19m (fourth floor), with the remainder of the development setback 2.85m thereafter. This variation is considered acceptable given only a 4.1m portion of the building is setback 0.5m from the street to the fourth floor only, with the remainder of the development setback 2.85m. The area between the nil lot boundary and 2.85m setback contains the balconies for the multiple dwellings.	Partial
Remainder of site:- Maximum 30.0m within 300 metres of coastline and 45.0m or 12 storeys beyond 300 metres from coastline - subject to Sections 4.2.5 (b), (c) and (d).	The total height of the building is 34.15m/8 storeys. The overall height of the building excluding the wall concealing the lift shaft on the roof is 26.85m, which complies with PP3.2.5. The minor variation in height to a small portion of the building is not considered to add to building bulk and is therefore considered acceptable.	Partial
Ground floor to first floor:- Minimum 3.6m with a minimum floor to ceiling height clearance of 3.0m.	A ground floor to first floor height of 3.75 has been provided.	Yes
Front Setbacks:		
Nil at streetfront to 12.5m high, 3.5m thereafter to 19.0m high, 6m thereafter. Refer to R-codes for solar access to properties on the southern	The total height of the building is 34.15m/8 storeys with a 0.5m setback to the street front above 3.7m to 19m	Partial

Policy Requirements	Planning Comments	Compliance
side of Patterson Road.	(fourth floor), with the remainder of the development setback 2.85m thereafter.	
	The proposed variations to the required setbacks and related height and massing along Flinders Lane is not considered to detrimentally impact the streetscape of the Precinct as variations to street setbacks have previously been approved for adjacent developments.	
Side Setbacks:		
Nil to 2 or 3 storey podium height. Minimum 4.0m above podium height.	A 2.2m side setback to the north eastern boundary has been provided for the full height of the building. This variation is considered acceptable as the setback pertains to the edge of the balconies for the multiple dwellings. The building itself will be setback 5m.	Partial
	The adjacent site to the north east is a carpark owned by the City of Rockingham.	
	A 4m setback (averaging to 7.5m across the full width of the side of the building) to the northern side boundary has been achieved.	

Planning Policy 3.3.14 - Bicycle Parking and End-of-Trip Facilities (PP3.3.14)

PP3.3.14 aims to facilitate the appropriate provision of secure, well designed and effective on site bicycle parking and end-of-trip facilities to encourage the use of bicycles as a means of transport and access to and within the City.

Bicycle Parking

	Required			
Land Use	Short Term		Long Term	
	Rate	Amount	Rate	Amount
Multiple Dwellings (51)	1/10 - dwellings	5	1/3 dwellings	17
Office (274m² NLA)	1/500m² NLA	1	1/200m ² NLA	1
Total Required		6		18
Total Provided		0		

The proposed development provides a bicycle cage to the rear of the ground floor carpark but does not specify the amount of bicycles that can be accommodated within this area.

The provision of 6 short term parking bay in accordance with *AS 2890.3 - Bicycle Parking Facilities* and *Austroads Part 14 - Bicycles* is required, being the total number of short term bays required for the multiple dwelling and office component of the development. It is not considered necessary to provide the 18 long term bays required for the multiple dwellings given each dwelling will have a store area to store bicycles if required. The location of the short term bays should be relocated in the road reserve adjacent to the building as is permitted by PP3.3.14, to ensure the parking bays are easily accessible and placed in public view.

End-of-Trip Facilities

Number of Long Term Parking Spaces Required	Rate	Amount	Number of showers provided
18	4 (two male, two female).	4 (two male, two female) showers and change facilities.	one shower and change room has been provided in each office tenancy (three in total).

Given showers are provided in each multiple dwelling, only showers to service the office component of the proposed development is recommended. The applicant has proposed two showers (one in each office tenancy) which are acceptable to service the office component of the development.

The proposed development is compliant with PP3.3.4. The applicant is required to provide six short term parking bays and ensure end-of-trip facilitates are designed in accordance with PP3.3.14.

Consultation:

Public Consultation

The proposal is compliant with the IDGP; therefore advertising of the proposal is not required.

Consultation with other Agencies or Consultants

Consultation with other agencies is not required for this application.

Planning assessment:

Waste

Clause 66(u)(iii) of the Regulations requires the Council to consider the availability and adequacy of the development with respect to the storage, management and collection of Waste.

Bin Stores have been provided for the commercial and residential components of the proposed development adjacent Empress Corner, however, specific details as to the storage and disposal of waste have not yet been provided. Should the application be approved, it is recommended a condition be imposed requiring the preparation and implementation of a Waste Management Plan.

A concrete roof is proposed over the location of the bin stores and access to the carparking area. Should the development be approved, it is recommended that the applicant be required to provide a plan demonstrating service vehicles required by the development can manoeuvre around the site (geometry and height).

Canopy Cover

There is an encroachment of the canopy to a maximum of 5.1m into the road reserve extending on the southern portion of the site. The City supports this encroachment, as it is consistent with PP3.2.5 to provide verandahs and awnings over pedestrian thoroughfares to provide shelter.

The City considers that consistent with the requirements of PP3.2.5, the canopy should be extended to cover the front of tenancies 1 and 2 and the ground floor lobby area, to ensure continuous pedestrian shelter is provided. A condition of Development Approval is recommended in this respect.

Approval for encroachments over the road reserve is required under the Local Government (Miscellaneous Provision) Act 1960, and will need to comply with the City of Rockingham's Street Verandah Local Law 2000. Should the application be approved, the applicant should be advised of these requirements.

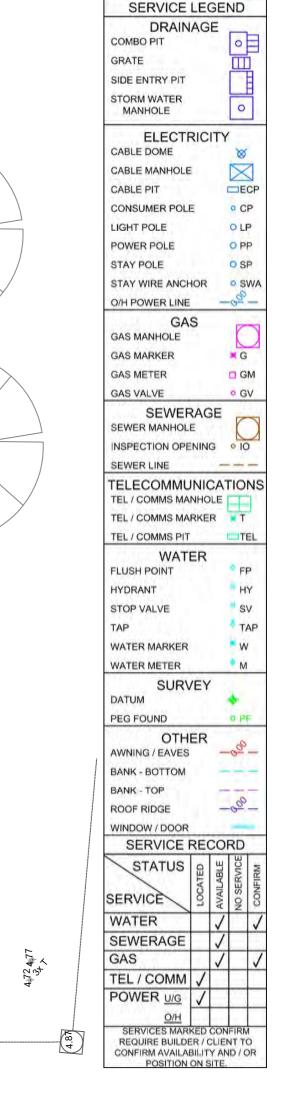
Conclusion:

The proposed mixed-use development is compliant with TPS2 and Policy Requirements.

The proposed development complies with the intent and objectives of the Village Green Precinct and the Waterfront Village Sector and is considered a desirable and suitable addition to the Precinct.

It is recommended that the application for a mixed-use development be conditionally approved.

NOTE. Contractor to check and verify all dimensions. levels, and angles on site before commencing. All construction work to be in accordance with the building code of Australia, approved documents and



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| PROJECT

AZURE APARTMENTS

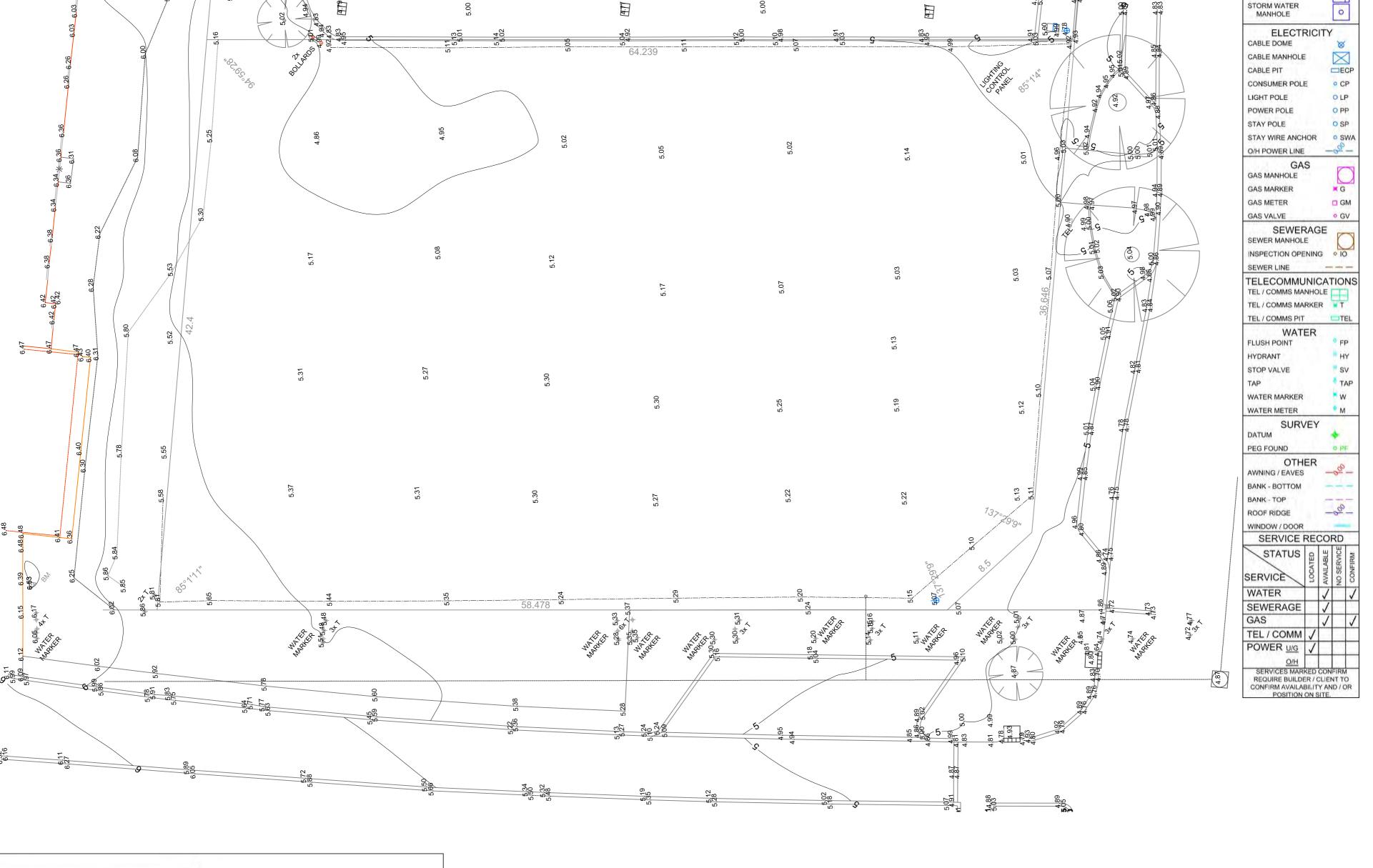
LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

SITE SURVEY COMPLETED BY LAND SURVEYS

1:200 @ A2 KH MJ PROJECT # DRAWING # ISSUE	14101	A01.01	Α
20000	PROJECT #	DRAWING #	ISSUE
SCALE DRAWN CHECKI	1:200 @ A2	КН	MJ
	SCALE	DRAWN	CHECKE

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WARNING! **BOUNDARY RE-ESTABLISHMENT SURVEY** REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

STANDARD SURVEY MARK WANLISS.

AHD LEVEL DERIVED FROM

NOTE:

NOTE: THIS PLAN HAS BEEN PREPARED WITH 3D VALUES AND HAS PCG CO-ORDINATES.

: 302 (# 1) EMPRESS CORNER CLIENT : FLINDERS ROCKINGHAM Pty Ltd SURVEYED ON : 23/01/2015 LOT AUTHORITY: ROCKINGHAM : ROCKINGHAM PROCESSED BY: NP SUBURB C/T : 2708 / 999 LANDGATE STREET SMART / MELWAY GREATER PERTH STREET DIRECTORY SURVEYED BY : DJ MAP REF : 580 11 57 BUILDER **DEPOSITED PLAN 61714** PO Box 746 BUILDERS/CLIENTS BELMONT WA 6984 SITE SURVEY only. The information shown on this plan is current as at the date of survey. Boundary information, easements etc. to be verified from the Telephone (08) 9477 4477 Certificate of Title, Plan / Diagram or a Boundary Repeg. Boundary position approximate only. Location of boundary pegs or fences in relation to the bound lines are not guaranteed. Sewer / Drainage may vary from schematic presentation, clearances to be checked on site. Services information to be confirmed relevant AUTHORITIES. For underground services - ring "DIAL BEFORE YOU DIG" for confirmation of those services. Fax (08) 9477 4499 admin@landsurveys.net.au SCALE: BUILDER REF No : REV. DWG No: 0 2.5 1:200 1500088 1500088



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PROJECT

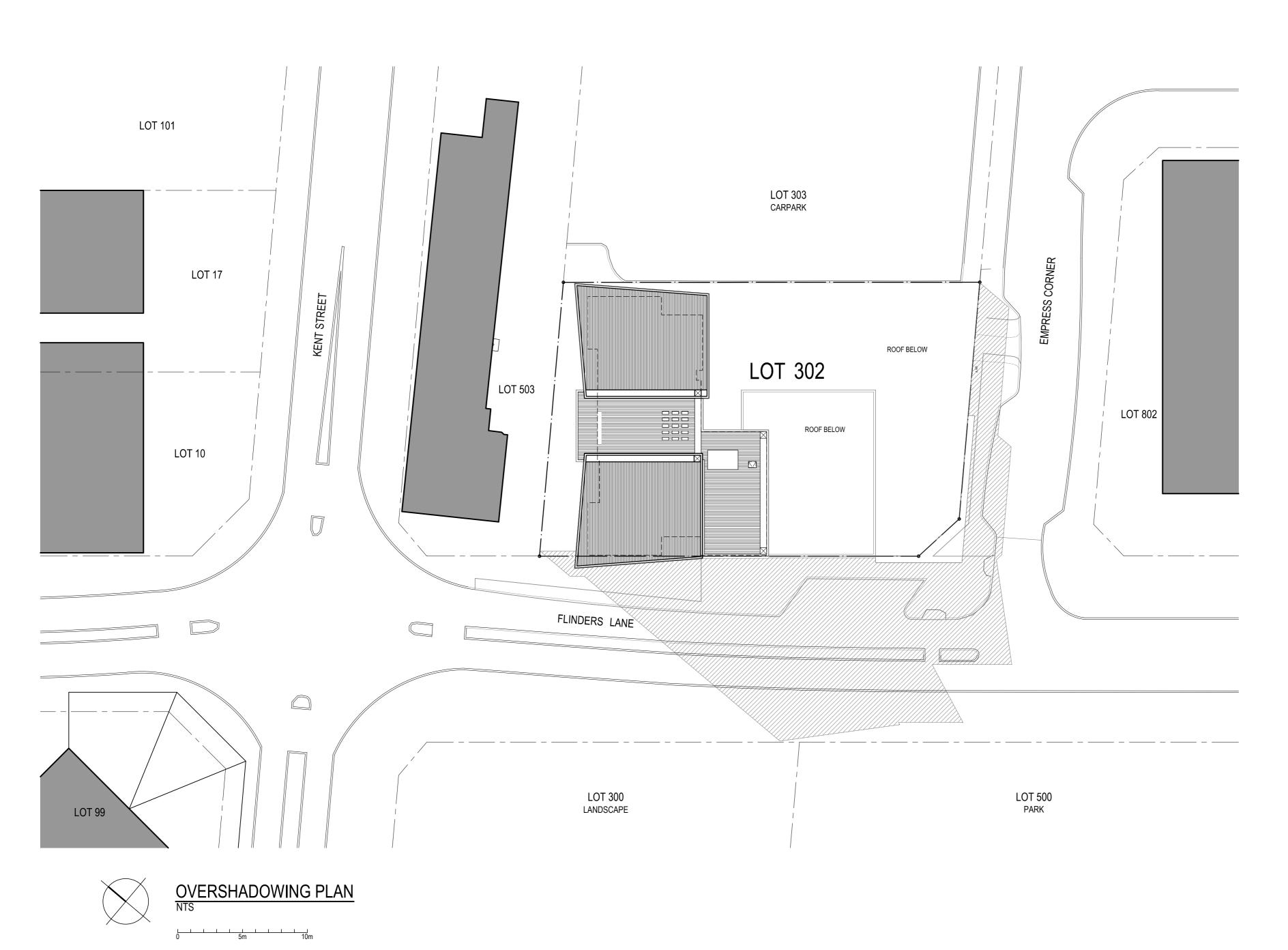
AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

SITE PLAN

14101	A01.02	В
PROJECT #	DRAWING #	ISSUE
1:200 @ A2	KH	MJ
SCALE	D R A W N	CHECKE



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ISSUE DAT	E DESCRIPTION	DRN.	APP.
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В 09.08.	16 JDAP RESUBMISSION	KH	MJ

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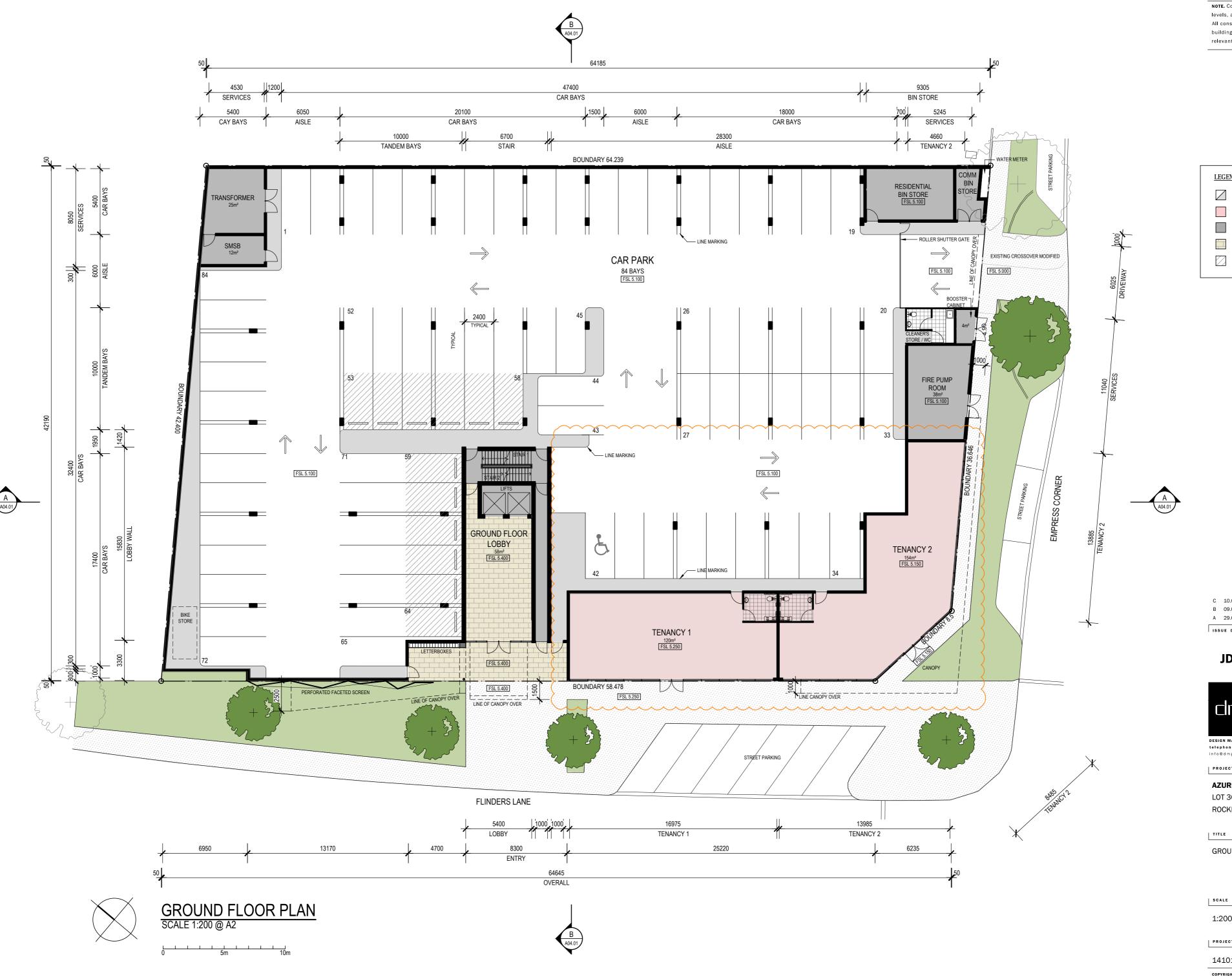
AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

OVERSHADOWING PLAN

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PROJECT #	DRAWING #	ISSUE
14101	A01.03	В



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C 10.08.16 JDAP RESUBMISSION AMENDMENT KH MJ B 09.08.16 JDAP RESUBMISSION A 29.07.16 FOR REVIEW KH MJ ISSUE DATE DESCRIPTION DRN. APP.

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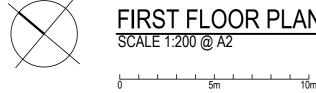
AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

GROUND FLOOR PLAN

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PROJECT #	DRAWING #	ISSUE
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AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

FIRST FLOOR PLAN

14101	A02.02	В
PROJECT #	DRAWING #	ISSUE
1:200 @ A2	КН	MJ
SCALE	D R A W N	CHECKE



SECOND FLOOR PLAN
SCALE 1:200 @ A2

Attachment 6

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LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

SECOND FLOOR PLAN

SCALE	DRAWN	CHECKED
1:200 @ A2	КН	MJ
PROJECT #	DRAWING #	ISSUE
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LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

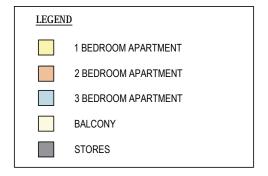
THIRD FLOOR PLAN

SCALE	DRAWN	CHECKE
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PROJECT #	DRAWING #	ISSUE
14101	A02.04	В



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LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

FOURTH FLOOR PLAN

SCALE	DRAWN	CHECKE
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PROJECT #	DRAWING #	ISSUE
14101	A02.05	В





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AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

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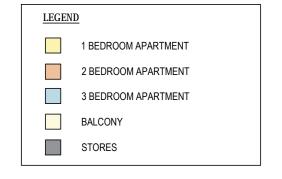
FIFTH FLOOR PLAN

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AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

SIXTH FLOOR PLAN

SCALE	D R A W N	CHECKE
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PROJECT #	DRAWING #	ISSUE
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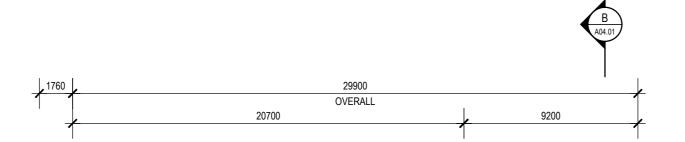
AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

TITLE

SEVENTH FLOOR PLAN

14101	A02.08	В
PROJECT #	DRAWING #	ISSUE
1:200 @ A2	КН	MJ
SCALE	DRAWN	CHECKED







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ISS	UE DATE	DESCRIPTION	DRN.	APP.
Α	29.07.16	FOR REVIEW	KH	MJ
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ROOF PLAN

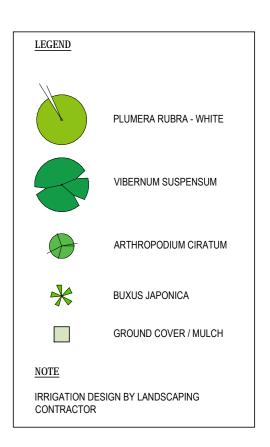
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PROJECT #	DRAWING #	ISSUE
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LANDSCAPING PLAN

SCALE	D R A W N	CHECKE
1:100 @ A2	KH	МЈ
PROJECT #	DRAWING #	ISSUE
14101	A02.10	В





SOUTH EAST ELEVATION SCALE 1:200 @ A2

0 5m 10m

Attachment 14

NOTE. Contractor to check and verify all dimensions. levels, and angles on site before commencing. All construction work to be in accordance with the building code of Australia, approved documents and relevant Australian Standards.

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В	09.08.16	JDAP RESUBMISSION	KH	MJ

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PROJECT

AZURE APARTMENTS

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ELEVATIONS

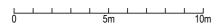
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PROJECT #	DRAWING #	ISSUE
1:200 @ A2	КН	МЈ
SCALE	DRAWN	CHECK



NORTH EAST ELEVATION



NORTH WEST ELEVATION SCALE 1:200 @ A2



Attachment 15

NOTE. Contractor to check and verify all dimensions levels, and angles on site before commencing. All construction work to be in accordance with the building code of Australia, approved documents and relevant Australian Standards.

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PROJECT

AZURE APARTMENTS

LOT 302, 1 EMPRESS CORNER ROCKINGHAM, WA 6168

ELEVATIONS

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PROJECT #	DRAWING #	ISSUE
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ISSUE DATE		DESCRIPTION	DRN. A	DRN. APP.	
Α	29.07.16	FOR REVIEW	KH	MJ	
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PROJECT

AZURE APARTMENTS

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TITLE

SECTIONS

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PROJECT #	DRAWING #	ISSUE
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STREETSCAPE PERSPECTIVES

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STREETSCAPE PERSPECTIVES

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